

1. Site Address

57 Harley Street London W1G 9QS

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	<input type="checkbox"/>
Within a conservation area	<input checked="" type="checkbox"/>
A scheduled ancient monument	<input type="checkbox"/>
Within the Westminster World Heritage Site ¹	<input type="checkbox"/>
A registered park or garden	<input type="checkbox"/>
In the setting of or adjacent to one of the above?	<input checked="" type="checkbox"/>
Within an archaeological priority area ²	<input type="checkbox"/>
A non-designated heritage asset	<input type="checkbox"/>

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

No 57 is adjacent to 59 Harley Street, which is Grade II Listed, and the two properties share a party wall, both being located in the Harley Street Conservation area.

4. The [significance](#) of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

No 59 is listed for its group value. The Heritage England Listing states:

¹ For applications within or adjacent to the Westminster World Heritage site a separate [Heritage Impact Assessment](#) may be required.

² In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

TQ 2881 NE CITY OF WESTMINSTER HARLEY STREET, W1 45/81 (West side) 14.1.70 No. 59 G.V. II Terraced town house. c.1780 Portland Estate development. Stock brick with channelled stucco ground floor; slate roof. 4 storeys, basement and dormered mansard. 2 windows wide. Semicircular arched doorway to left; panelled door, sidelights and patterned fanlight. Recessed sashes, under flat gauged arches to upper floors, 1st floor sill band cut by windows and housing parapet with coping. Continuous cast iron geometric wheel pattern balconies to 1st and 2nd floors. Cast iron area railings.

Listing NGR: TQ2862981630

5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

It is proposed to extend the existing basement at the rear of 57 adding approximately 43 sq. m. of additional floor space. This will entail underpinning the party walls to each side, 55/57 and 57/59, and at the rear.

The remaining works to no 57 are all internal, raising the ground floor above the proposed basement extension at the rear part of the property which is currently 420mm lower than the adjacent floor level.

The reason for this is to provide to improve the property by reducing the number of changes in level.

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

The basement extension will have no impact upon the adjacent heritage asset, as all works are below ground. Underpinning of party walls is fully detailed in the accompanying structural engineers drawings and report

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

Not applicable, as the proposals do not have a detrimental effect upon the neighbouring heritage asset.

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

A Design and Access statement accompanies this application

Further help and advice
We offer a pre-application service to provide advice to applicants prior to the submission of an application. Further information can be found here:
[Westminster Pre-application Advice.](#)